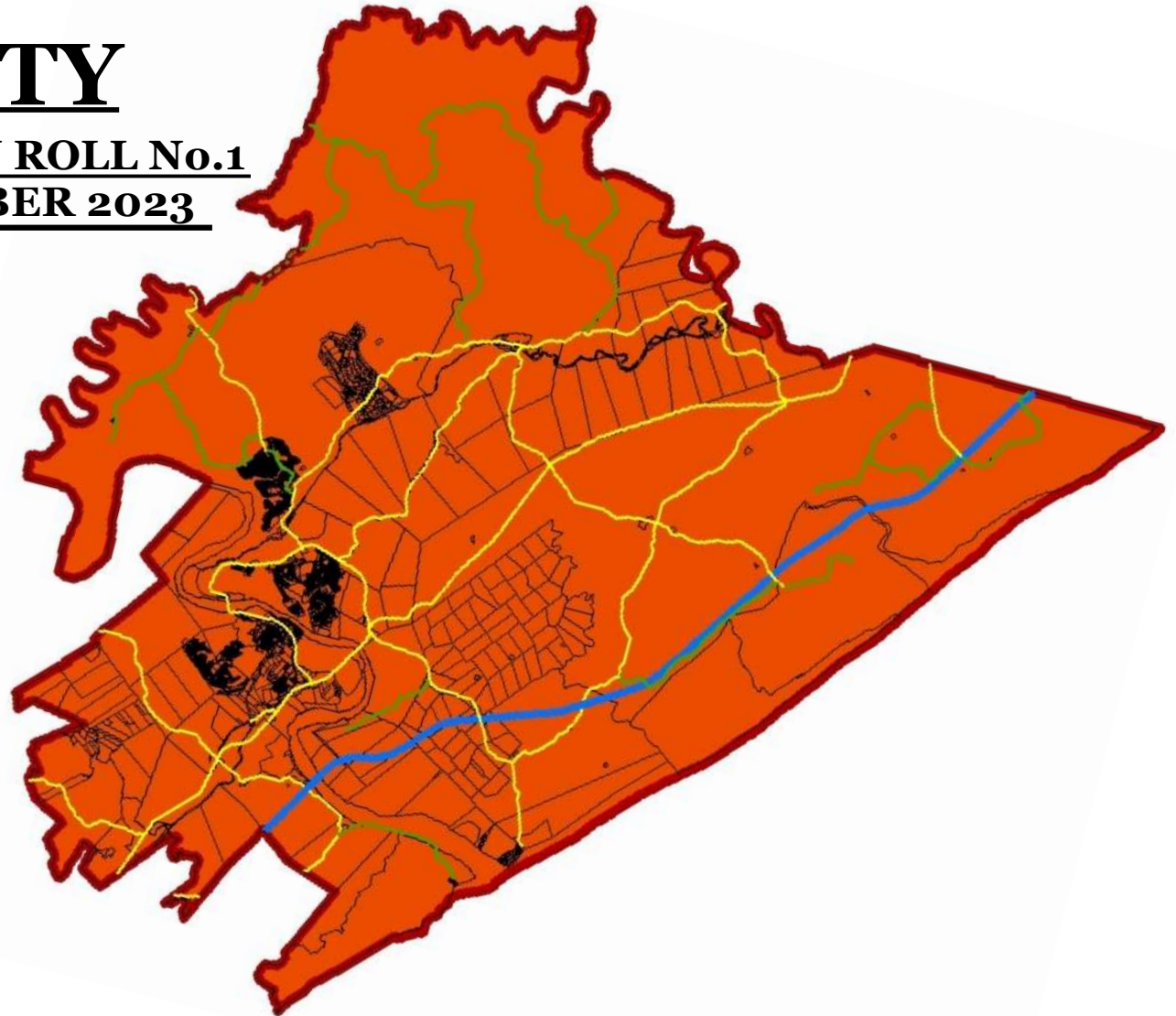


MANDENI MUNICIPALITY

SUPPLEMENTARY VALUATION ROLL No.1
01 JULY 2023 TO 31 DECEMBER 2023



Prepared by:

UMHLABA
GEOMATICS

"Turning DATA into INFORMATION"

Tel: (034) 212 3195 Fax: (034) 218 1886
86 Gladstone Street, Dundee, 3000

ZONING CODES

Agriculture 1	AG1	Waterworks	WW
Agriculture 2	AG2		
Active Open Space	AOS		
Bus and Taxi Rank	BTR		
Cemetery	Cem		
Core Mixed Use	CMU		
Caravan Park	CPK		
Education	Edu		
Extractive Industry	Ein		
Existing Road	Erd		
Environmental Services	ES		
General Industry	Gin		
Health and Welfare	H&W		
Landfill Sites	LaS		
Light Industry	LI		
Low Impact Mixed Use	LMU		
Municipal and Government	M&G		
Medium Impact Mixed Use	MMU		
Nature Reserve	NR		
Office	OF		
Petrol Filling Station	PFS		
Passive Open Space	POS		
Public Open Space	Pos		
Public Parking	Pp		
Private Open Space	PrO		
Proposed Roads	PrR		
Resort	Res		
River	Riv		
Residential Low Impact	RLM		
Residential Medium Impact	RMI		
Railways	Ry		
Small Holdings	Smh		
Special Residential 1	SR1		
Special Zone 2	SZ2		
Traditional Settlement	TS		
Urban Agriculture	UrA		
Utilities and Services	US		
Worship	W		

USAGE CODES

Abattoirs/Butchery	ABB	Old age home/Nursing home	OAH
Agricultural Commercial	AGCO	Office	OF
Agricultural Primarily Residential	AGRES	Office and retail	OFSH
Agricultural Vacant Land	AGVL	Petrol Filling Station	PFS
Aviation facility	APT	Parking garage	PKG
Guest house/B&B	B&B	Swimming Pools	POOL
Bank	BNK	Public open space	POS
Cemetery	CEM	Prisons	PRIS
Parsonage	CHD	Pumphouse	PS
Clinic	CL	Private open space	PSP
Cold storage	CLDST	Power station	PWST
Club (Sports club)	CLUB	Quarries	QUA
College/University/Technikon (Tertiary)	COLL	Bus/Taxi terminal	RANK
Exhibition/Conference centre	CONF	Rural Communal Land	RCL
Caravan Parks/Holiday Camps	CP	National/Provincial road	RD
Creche	CR	Reservoir/Dam	RES
Convenience store	CST	Retirement Village	RETM
Car wash	CW	Railway facility-station & Storage	RLY
Municipal depot	DEP	Military camp or installation	SADF
Landfill/Dumps	DUMP	Police/Fire/Ambulance/Traffic control	SAP
Dwelling	DW	Schools	SCH
Residential & Commercial (mostly resi	DWS	Sewerage/Water treatment	SEW
Agriculture Hunting/Eco tourism	ECO	Shop	SH
Transmission facility	EPTL	Shopping center	SHC
Factories	FAC	Commercial & Residential	SHD
Flats	FLATS	Car sales/Showroom	SHR
Funeral parlour/Undertaker	FP	Sports/Country club	SPSC
Golf course - private	GC	Stables/Kennels	STABL
Halls	HALL	Stadium/Sports facility	STAD
Hotels/Resorts	HO	ST - Commercial	STB
Hostel/Barracks	HOSTE	ST - Industrial	STI
Hospital	HSPTL	ST - Offices and/or Retail	STOF
Law Courts	LAW	ST - Residential	STR
Library	LIB	Electricity substation	SUB
Mining	MIN	Tavern/Bar	TAV
Monuments	MON	Post Office/Telephone Exchange	TE
Nature reserve	NR	Vacant Land	V
Nurseries	NURS	Warehouse	WH

MANDENI MUNICIPALITY

CATEGORY TOTALS

05 FEBRUARY 2024

CODE	COUNT	TOTAL VALUE	CATEGORY DESCRIPTION
AGA	3	R 2 135 000	Agriculture properties used for agricultural purposes
IND	3	R 9 823 000	Industrial properties
MUN	1	R 230 000	Municipal properties
PBO	1	R 13 800 000	Public Benefits Organisation
PSI	5	R 3 861 000	Public Service Infrastructure
PSP	1	R 2 091 000	Public Service Purposes
RES	69	R 15 456 000	Residential Properties
VL	16	R 3 618 000	Vacant land (other than residential)
VP	3	R 433 000	Vacant Property
TOTALS	102	R 51 447 000	FIFTY-ONE MILLION, FOUR HUNDRED FORTY-SEVEN THOUSAND RANDS

TOWNSHIP TOTALS

TOWNSHIP	COUNT	TOTAL VALUE
FARMS	4	R 15 935 000
ISITHEBE INDUSTRIAL EST	7	R 11 208 000
MANDINI	16	R 4 920 000
PADIANAGAR	52	R 14 654 000
TUGELA	22	R 4 405 000
TUGELA MOUTH	1	R 325 000
TOTALS	102	R 51 447 000.00

VALUERS' CERTIFICATE
MANDENI MUNICIPALITY

I, Philip Charl Jacobs, Identity Number 7512065138080 do certify that I have, in accordance with the provisions of the Local Government: Municipal Property Rates Act, 2004 (Act No 6 of 2004), hereinafter referred to as the "Act", to the best of my skills and knowledge and without fear, favour or prejudice, prepared the valuation roll for Mtubatuba Municipality in terms of the provisions of the Act. In the discharge of my duties as municipal valuer I have complied with sections 43 and 44 of the Act.

Fixed Date of Valuation (Section 31(1)): **1 JULY 2022**

Effective Date of Valuation Roll (Section 32(1)) **1 JULY 2023**

Certified at Dundee: **05 FEBRUARY 2024**



PHILIP CHARL JACOBS

Professional Number with the South African
Council for the Property Valuers Profession: 5375

Category of the Professional Registration: Professional Valuer



Umhlaba Geomatics Inc.

86 Gladstone Street
Dundee, 3000
Tel: 034 212 3195

EXPLANATION OF DESIGNATIONS

1234	Erf/Farm No. 1234
1234/1	Ptn 1 of Erf/Farm No. 1234
1234/1/2	Ptn 2 of Ptn 1 of Erf/Farm No. 1234
1234/1/R	Rem of Ptn 1 of Erf/Farm No. 1234
1234/R	Rem of Erf/Farm No. 1234

TOWN	KEY	m ²	OWNER	No.	ADDRESS	CAT	VALUATION	Zn	Use	COMMENT
MANDINI	508	3838	MANDINI PALACE PTY LTD	13	LONG ROAD	VL	R 650 000	LMU	V	
MANDINI	952	1341	BHENGU ELIAS MOSHESH; BHENGU YVONNE NOPHANDLE	18	UMDONI PLACE	VL	R 142 000	SR1	V	
MANDINI	1032	1515	WILLIAMSON SAM	40	ACACIA AVENUE	VP	R 149 000	SR1	V	
MANDINI	1036	1275	MDLETSHE MNTUNGANI ALBERT MDLETSHE NOMUSA SYLVIA	32	ACACIA AVENUE	RES	R 1 200 000	SR1	DW	
MANDINI	1045	1400	MTAMBO SIYABONGA SANDILE	9	ARUM PLACE	VL	R 145 000	SR1	V	
MANDINI	1046	1438	MASONDO LUCKY	11	ARUM PLACE	VL	R 146 000	SR1	V	
MANDINI	1065	1551	MTHEMBU SAKHUDUMO SIPHAMANDLA LUDWIG	13	BEGONIA ROAD	VL	R 151 000	SR1	V	
MANDINI	1066	1323	MBONAMBI PRINCESS ZAMAZULU	15	BEGONIA ROAD	VL	R 142 000	SR1	V	
MANDINI	1160	1467	MKHIZE SIFISO PERCY; MKHIZE WINTEROSE THEMBISILE	35	BEGONIA ROAD	VP	R 147 000	SR1	V	
MANDINI	1172	1823	MKHWANAZI JUSTICE SOLOMBUSO; MKHWANAZI ANGELINE	1	CYCAD PLACE	RES	R 1 229 000	SR1	DW	
MANDINI	1196	1320	NHLAPHO S'NEGUGU NONTIBEKO	23	ALOE ROAD	VL	R 142 000	SR1	V	
MANDINI	1197	1155	NHLAPHO S'NEGUGU NONTIBEKO	21	ALOE ROAD	VL	R 134 000	SR1	V	
MANDINI	1198	1190	LALBAHADUR SUREN MOON	19	ALOE ROAD	VL	R 136 000	SR1	V	
MANDINI	1199	1159	MTHIYANE VUSUMUZI JACOB	14	ALOE ROAD	VL	R 134 000	SR1	V	
MANDINI	1230	1200	DLAMINI ZIPHOKUHLE ZIBYILE FORTUNATE	8	ALOE ROAD	VL	R 136 000	SR1	V	
MANDINI	1409	1209	MAGWAZA LUNGA SUCCEED	12	ALOE ROAD	VP	R 137 000	LMU	V	

TOWN	KEY	m²	OWNER	No.	ADDRESS	CAT	VALUATION	Zn	Use	COMMENT
PADIANAGAR	205/3/R	716145	THE MANDENI MUNICIPALITY	3	PADIANAGAR	PSI	R 1 775 000		RD	
PADIANAGAR	205/4/R	744997	THE MANDENI MUNICIPALITY	4	PADIANAGAR	PSI	R 1 875 000		RD	
PADIANAGAR	363	770	MTHETHWA EUNICE SIMANGELE	363	PADIANAGAR	RES	R 154 000	SR1	DW	
PADIANAGAR	394	349	SIBISI FIKILE ANGELINE	394	PADIANAGAR	RES	R 160 000	SR1	DW	
PADIANAGAR	395	424	MTHIMKHULU THEMBANI JULIAN	395	PADIANAGAR	RES	R 228 000	SR1	DW	
PADIANAGAR	400	432	DLAMLENZE STHEMBILE GLADYS	400	PADIANAGAR	RES	R 200 000	SR1	DW	
PADIANAGAR	419	3889	PROVINCIAL GOVERNMENT OF THE PROVINCE OF KWAZULU-NATAL	419	PADIANAGAR	PSP	R 2 091 000	M&G	CL	HLOMENDLINI CLINIC
PADIANAGAR	444	464	BUTHELEZI NGANE PRECIOUS	444	PADIANAGAR	RES	R 179 000	SR1	DW	
PADIANAGAR	448	480	MNGOBEZULU NELISIWE HLENGIWE	448	PADIANAGAR	RES	R 149 000	SR1	DW	
PADIANAGAR	451	334	BUTHELEZI SITHABILE CYNTHIA	451	PADIANAGAR	RES	R 154 000	SR1	DW	
PADIANAGAR	456	287	NKOSI SIBONGILE ALICE	456	PADIANAGAR	RES	R 163 000	SR1	DW	
PADIANAGAR	461	490	THUNGO KHETHIWE NOKUTHULA;	461	PADIANAGAR	RES	R 178 000	SR1	DW	
PADIANAGAR	462	327	MAGWAZA PAMELLA NONTUTHUKO	462	PADIANAGAR	RES	R 154 000	SR1	DW	
PADIANAGAR	468	518	KHUMALO MOSES MGUZUNGU; MDLULI NGENZENI GLORIA	468	PADIANAGAR	RES	R 234 000	SR1	DW	
PADIANAGAR	476	478	NDLELA SIBONGILE;	476	PADIANAGAR	RES	R 149 000	SR1	DW	
PADIANAGAR	479	436	NGCOBO THOKOZANI BRAIN	479	PADIANAGAR	RES	R 163 000	SR1	DW	
PADIANAGAR	480	370	NGXONGO ROMALDA BONIWE	480	PADIANAGAR	RES	R 158 000	SR1	DW	
PADIANAGAR	499	564	KHANYILE NOMKHOSI ADELAIDE	499	PADIANAGAR	RES	R 156 000	SR1	DW	
PADIANAGAR	505	366	THWALA SIMANGELE EVIDENCE	505	PADIANAGAR	RES	R 156 000	SR1	DW	
PADIANAGAR	506	396	BIYELA KAWELEZILE JABU	506	PADIANAGAR	RES	R 151 000	SR1	DW	
PADIANAGAR	516	351	GANQA THEMBEKILE	516	PADIANAGAR	RES	R 143 000	SR1	DW	
PADIANAGAR	529	385	COSSA SLINDILE FAVOURITE	529	PADIANAGAR	RES	R 197 000	SR1	DW	
PADIANAGAR	530	265	ZUNGU ZAKHELENI ZIBUSE	530	PADIANAGAR	RES	R 147 000	SR1	DW	
PADIANAGAR	534	760	MAGWAZA THANDIWE AUPHROSINA	534	PADIANAGAR	RES	R 228 000	SR1	DW	
PADIANAGAR	542	580	NHLENGETHWA FIKILE ZANDILE	542	PADIANAGAR	RES	R 134 000	SR1	DW	
PADIANAGAR	543	879	SHABANE MBONGENI ALTON; MAPHUMULO THEMBISILE HLULEKILE	543	PADIANAGAR	RES	R 145 000	SR1	DW	
PADIANAGAR	548	445	MTSHALI NOKUTHULA JENNET	548	PADIANAGAR	RES	R 145 000	SR1	DW	
PADIANAGAR	549	415	MANQELE ZWELIBANZI WILFRED	549	PADIANAGAR	RES	R 153 000	SR1	DW	
PADIANAGAR	550	423	NDLOVU NTOMBENHLE ANGELINE	550	PADIANAGAR	RES	R 151 000	SR1	DW	
PADIANAGAR	553	858	NDWANDWE BHEKI NICHOLUS	553	PADIANAGAR	RES	R 138 000	SR1	DW	
PADIANAGAR	554	691	KUNENE CWAKA NORAH	554	PADIANAGAR	RES	R 204 000	SR1	DW	
PADIANAGAR	563	782	NKWANYANA BONGI THOMO	563	PADIANAGAR	RES	R 149 000	SR1	DW	
PADIANAGAR	565	1241	GABELA PHUMENHLWENI BETHEUL	565	PADIANAGAR	RES	R 203 000	SR1	DW	
PADIANAGAR	566	1092	KHUMALO THULANI PATRICK	566	PADIANAGAR	RES	R 153 000	SR1	DW	
PADIANAGAR	569	1370	GUMEDE BONGEKILE	569	PADIANAGAR	RES	R 200 000	SR1	DW	
PADIANAGAR	585	424	HLABISA ELLEN NTOMBEMHLOPHE	585	PADIANAGAR	RES	R 194 000	SR1	DW	
PADIANAGAR	587	463	MATHONSI NOMUSA BONIWE	587	PADIANAGAR	RES	R 145 000	SR1	DW	
PADIANAGAR	594	989	SHOBEDE MAHABE	594	PADIANAGAR	RES	R 208 000	SR1	DW	
PADIANAGAR	596	1049	MTHETHWA PURITY THULISIWE	596	PADIANAGAR	RES	R 220 000	SR1	DW	
PADIANAGAR	600	441	KHUZWAYO SKHUMBUZO ALPHEUS	600	PADIANAGAR	RES	R 147 000	SR1	DW	
PADIANAGAR	798	404	SHABANE JABULILE THOKO	798	PADIANAGAR	RES	R 165 000	SR1	DW	

TOWN	KEY	m ²	OWNER	No.	ADDRESS	CAT	VALUATION	Zn	Use	COMMENT
PADIANAGAR	812	395	MNGADI CONSTANCE NOMUSA	812	PADIANAGAR	RES	R 179 000	SR1	DW	
PADIANAGAR	832	606	SHIBE MZUKHONA RICHMAN	832	PADIANAGAR	RES	R 187 000	SR1	DW	
PADIANAGAR	1247	686	NGCOBO MUNTU GLADYS	1247	PADIANAGAR	RES	R 149 000	SR1	DW	
PADIANAGAR	1253	728	GCWENSA KHULULIWE THABISILE	1253	PADIANAGAR	RES	R 160 000	SR1	DW	
PADIANAGAR	1254	476	MAGUBANE THOFO	1254	PADIANAGAR	RES	R 154 000	SR1	DW	
PADIANAGAR	1255	484	GCWENSA ZAMANI AARON	1255	PADIANAGAR	RES	R 214 000	SR1	DW	
PADIANAGAR	1258	650	DLAMINI JULIET	1258	PADIANAGAR	RES	R 265 000	SR1	DW	
PADIANAGAR	1261	479	CELE PRUDENCE HLENGIWE	1261	PADIANAGAR	RES	R 201 000	SR1	DW	
PADIANAGAR	1281	386	ZULU BONAKELE NOMUSA	1281	PADIANAGAR	RES	R 147 000	SR1	DW	
PADIANAGAR	1283	1377	MAJOZI AURELIA NONTOKOZO	1283	PADIANAGAR	RES	R 353 000	SR1	DW	
PADIANAGAR	1908	824	DLAMINI ANGELINE ZANDILE	1908	PADIANAGAR	RES	R 449 000		DW	
TUGELA	3/1	537	LOCAL HEALTH COMMITTEE-TUGELA	3	TUGELA	PSI	R 1 000	ERd	RD	
TUGELA	7/R	21854	MANDENI MUNICIPALITY	7	TUGELA	MUN	R 230 000	SR1	V	
TUGELA	30/R	3499	LOCAL HEALTH COMMITTEE-TUGELA	30	TUGELA	PSI	R 5 000	ERd	RD	
TUGELA	165	250	YENKATIAH KESAVAN; YENKATIAH RANI	165	TUGELA EXT 3	RES	R 136 000	SR1	RES	
TUGELA	193	151	BANDA CAROL	193	TUGELA EXT 3	RES	R 161 000	SR1	RES	
TUGELA	203	152	GOVENDER SARHA RUTH; GOVENDER RAJAN	203	TUGELA EXT 3	RES	R 178 000	SR1	DW	
TUGELA	233	151	XULU ZIBUYISILE EUNICE	233	TUGELA EXT 3	RES	R 190 000	SR1	RES	
TUGELA	253	213	KHUZWAYO MDUBENI PHILEMON B-E	253	TUGELA EXT 3	RES	R 273 000	SR1	RES	
TUGELA	257	154	MHLONGO OCTAVIA NONHLANHLA	257	TUGELA EXT 3	RES	R 176 000	SR1	RES	
TUGELA	274	255	SHABANE NKOSINATHI DOUGLAS	274	TUGELA EXT 3	RES	R 426 000	SR1	RES	
TUGELA	281	250	MOODLEY IVAN; MOODLEY VENA	281	TUGELA EXT 3	RES	R 387 000	SR1	RES	
TUGELA	293	250	KHOZA THEMBANI PRIMROSE	293	TUGELA EXT 3	RES	R 210 000	SR1	RES	
TUGELA	294	297	RADEBE NOMUSA THEMBISILE STAFF	294	TUGELA EXT 3	RES	R 152 000	SR1	DW	
TUGELA	304	250	GOVENDER SEWPATHRA	304	TUGELA EXT 3	RES	R 216 000	SR1	RES	
TUGELA	340	320	MBATHA KHUMBULANI SYDNEY	340	TUGELA EXT 3	RES	R 263 000	SR1	RES	
TUGELA	343	307	PILLAY VISVANATHAN; PILLAY SAVITHREE	343	TUGELA EXT 3	RES	R 310 000	SR1	RES	
TUGELA	357	315	MABASO THOLAKELE REBECCA	357	TUGELA EXT 3	RES	R 188 000	SR1	RES	
TUGELA	362	508	SISIBEKELWE CRECHE	362	TUGELA EXT 3	VL	R 55 000	Edu	V	
TUGELA	390	367	MTHETHWA BONGINKOSI SIMON	390	TUGELA EXT 3	RES	R 188 000	SR1	RES	
TUGELA	395	312	GUMEDE MUSAWENKOSI CHARLES	395	TUGELA EXT 3	RES	R 219 000	SR1	RES	
TUGELA	441	259	TIRIBENI KRISHNAVENI; TIRIBENI SANJAY	441	TUGELA EXT 3	RES	R 180 000	SR1	RES	
TUGELA	451	272	CHAKA MOSIUOA JEREMIAH; CHAKA DUMILE CYNTHIA	451	TUGELA EXT 3	RES	R 261 000	SR1	RES	
TUGELA MOUTH	48	2955	MANDENI TRANSITIONAL LOCAL COUNCIL	48	TUGELA MOUTH	VL	R 325 000	SR1	V	

TOWN	KEY	m ²	OWNER	No.	ADDRESS	CAT	VALUATION	Zn	Use	COMMENT
ISITHEBE INDUSTRIAL ESTATE	80	28585	MARTINIQUE RES-TDG ATLAS TIMB.	41	BLUE STREET	IND	R 2 983 000	Gln	FAC	
ISITHEBE INDUSTRIAL ESTATE	163	13112	ITHALA DEV FINANCE CORP LTD	163	ISITHEBE INDUSTRIAL ESTATE	VL	R 656 000	Gln	V	
ISITHEBE INDUSTRIAL ESTATE	188	3340	ITHALA DEV FINANCE CORP LTD	188	ISITHEBE INDUSTRIAL ESTATE	VL	R 234 000	Gln	V	
ISITHEBE INDUSTRIAL ESTATE	190	5160	ITHALA DEV FINANCE CORP LTD	190	ISITHEBE INDUSTRIAL ESTATE	IND	R 3 120 000	Gln	FAC	
ISITHEBE INDUSTRIAL ESTATE	196	4830	ITHALA DEV FINANCE CORP LTD	196	ISITHEBE INDUSTRIAL ESTATE	VL	R 290 000	Gln	V	
ISITHEBE INDUSTRIAL ESTATE	201	6650	ITHALA DEV FINANCE CORP LTD	201	ISITHEBE INDUSTRIAL ESTATE	IND	R 3 720 000	Gln	FAC	
ISITHEBE INDUSTRIAL ESTATE	252	20504	ITHALA DEV FINANCE CORP LTD	252	ISITHEBE INDUSTRIAL ESTATE	PSI	R 205 000	Gln	RD	
FARMS	2621/226	910	KHOZA CHRISTOPHER XOLANI; BIYELA PRECIOUS SLINDILE		NEWARK	AGA	R 285 000	SR1	AGRES	
FARMS	9901/R	153097	SAPPI MANUFACTURING PTY LTD		LOT 12 TUGELA	AGA	R 900 000	POS	FM	
FARMS	15641/17	486277	UMGENI WATER		SISALANA			UrA	AG	REGISTERED PROPERTY
FARMS	15641/17(0)	389107	UMGENI WATER		SISALANA	AGA	R 950 000	UrA	AG	
FARMS	15866/R	323237	R S A		THE OUTSPAN INYONI			M&G	FM	REGISTERED PROPERTY
FARMS	16882/R(12)	13020	INGONYAMA TRUST-TRUSTEES		RESERVE NO 21	PBO	R 13 800 000			SIBUSISIWE HALL